



City of Carmel

Carmel Board of Zoning Appeals

Hearing Officer

July 27, 2015 Meeting

Time: **5:15 p.m.**

Location: Carmel City Hall **Caucus Rooms**, 2nd Floor, 1 Civic Square, Carmel, IN 46032

Hearing Officer: Mr. James Hawkins

Agenda:

- A. Call to Order
- B. Reports, Announcements, Legal Counsel Report, and Department Concerns
- C. Public Hearing

1-2. (V) Penske Chevrolet, Parking Expansion.

The applicant seeks the following development standards variances for a parking lot expansion:

Docket No. 15070003 V ZO CH: 33.05.A(1): 15 ft. Wide South Bufferyard, 0 ft. requested

Docket No. 15070004 V ZO CH: 33.05.A(5): No plantings in South Bufferyard requested

The site is located at 3202 E 96th Street. The site is zoned B-3/Business within the Keystone Parkway Overlay Zone. Filed by Jason Longhurst with Nowak & Fraus Engineers, on behalf of Penske Chevrolet.

3. (V) Blackwell Park Phase II, Lot 15, Lot Coverage.

The applicant seeks the following development standard variance for a new home:

Docket No. 15070006 V ZO CH: 8.04.03.F: 35% Max Lot Coverage w/ Variance To Allow 45%, 49% requested

The site is located at 535 3rd Ave NE. The site is zoned R-2/Residential. Filed by Matt Huffman with the Old Town Design Group, on behalf of the owners.

4. (V) 781 1st Ave NW, Driveway Width.

The applicant seeks the following development standard variance for a new home and 3 car garage:

Docket No. 15070007 V ZO CH: 23D.03.C.3.f.ii: 24 ft Max Driveway Width, 35 ft requested

The site is located at 781 1st Ave NW. The site is zoned R-2/Residential within the Old Town Overlay Character Sub-Area. Filed by Matt Huffman with the Old Town Design Group.

5-6. (V) 311 1st Ave NW.

The applicant seeks the following development standards variances for a new home and 3 car garage:

Docket No. 15070008 V ZO CH: 23D.03.C.3.a.ii: 45 ft. Max building width, 47ft. 8in requested

Docket No. 15070009 V ZO CH: 23D.03.C.3.f.ii: 24 ft Max Driveway Width, 31 ft requested

The site is located at 311 1st Ave NW. The site is zoned R-4/Residential within the Old Town Overlay Character Sub-Area. Filed by Matt Huffman with the Old Town Design Group.

7. (V) Hamilton Crossing West, Building VII.

The applicant seeks the following development standards variances for a new building:

Docket No. 15070010 V ZO CH: 23B.08.01.A: 90 ft. Build-to Line, 100 feet requested

Docket No. 15070011 V ZO CH: 23B.08.06.A: Max Parcel Coverage 65%, 72% coverage requested

Docket No. 15070012 V ZO CH: 23B.12.A: No Parking between US 31 and Front Build-to Line, Parking in front of bldg. requested

The site is located at approximately 12800-12900 N Meridian Street. The site is zoned B-2/Business within the US 31 Overlay Zone. Filed by Darrell Phillips with Duke Realty.

- D. Old Business
- E. New Business
- F. Adjournment

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